

ARCHITECTURAL REVIEW BOARD

August 13, 1985

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheeting
Charlotte Stagner (5)

MEMBERS ABSENT: None

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item of business was approval of the minutes of the meeting of July 9, 1985. Typographical errors were pointed out by Board members. Mrs. Stagner made a motion to approve the minutes with the corrections being made. Mr. Dooley seconded the motion. The motion carried unanimously.

The first item on the agenda was under old business and was the continuation of the request by the State National Bank for the demolition of 106 W. Main Street. Mr. Randy Shipp, City Main Street Manager, was present and stated that the staff report was presented at the last meeting and there had been no change. Mr. Shipp added that he, Keith Logsdon, Mr. Carter and John Noel had met to discuss a possible low interest loan to keep the Commonwealth Building from being demolished. Mr. David Carter, Architect for the project, was present and stated that the construction estimate to rehab the building was \$776,500. Mr. Carter stated his client felt it was a significant cost to maintain the facade as was suggested earlier. Mr. John Noel, President of the State National Bank, stated that Mr. Whitaker has made a commitment to bring the State National Bank back to the original and parking is very necessary. Mr. Bill Waites, of Hodgepodge of Balloons, was present and stated that parking is very needed downtown. Mr. Mike Fields was present and stated that the appearance of the Commonwealth Building is not that attractive. Mrs. Stagner had concerns that this might open the door for more demolitions. Following further discussion, Mr. Dooley made a motion that the request for demolition be granted. Mr. Harrod seconded the motion. Those voting in favor of the motion were Mr. Dooley, Mr. Harrod and Mr. Sheeting. Those voting against the motion were Mr. Cable and Mrs. Stagner. The motion carried 3-2.

The next item on the agenda was a request from Carolyn Levering, d/b/a Hodgepodge of Balloons, for the installation of a storefront awning at 307 W. Main. Randy Shipp gave the staff report. Mr. Shipp stated that the awning would be red and white striped canvas and would be 14' x 7'. The awning would extend across the existing storefront. Mr. Bill Waites was present to represent Hodgepodge of Balloons. Mr. Waites stated that the awning would not be red and white. He stated the awning would be solid blue and would be 4 to 5 feet coming out from the building at an angle. He stated the awning would be the length of the window. Mr. Shipp stated that a phone call of opposition to the request had been received from Tom Schneider of 305 W. Main Street. Mr. Shipp stated that Ms. Levering had submitted a drawing of the awning with her application and the awning was shown running the length of the building. Following further discussion, Mrs. Stagner made a motion to approve the request as shown in the drawing and issue a Certificate of Appropriateness. Mr. Cable seconded the motion. The motion carried unanimously.

The third item of discussion was a request from Michael Fields for approval for the addition of a room to the rear of the building at 224 E. Third Street. Mr. Shipp stated that the applicant wishes to construct a one room addition to the rear of the structure at 224 E. Third. The addition would be of frame construction and would be 20' x 22' and would extend across the entire width of the structure. One standard sized window would be placed in the east elevation while two larger windows would be placed in the north (rear) elevation. One standard door would be placed in the north elevation. The addition would be covered with poplar weatherboarding and have a simple gable roof. A wooden deck, 10' x 20', will be placed across the rear of the addition. Mr. Shipp stated that his only area of concern would be the two windows proposed for the north (rear) elevation. These windows would be larger than standard sash types and have only vertical mullions. Mr. Fields was present and stated he wanted to use these windows because he already has them and he was trying to cut costs. Following further discussion, Mr. Dooley made a motion that the request be approved and a Certificate of Appropriateness be issued. The motion was seconded by Mr. Harrod and carried unanimously.

The next item of business was a request from FBM Properties for approval of the exterior rehabilitation of the McClure Building at 306 W. Main Street. This work will include the application of stucco over the ceramic tile, reinstallation of awnings and the construction of a handicapped ramp. Mr. Shipp stated that three work areas were identified with this project. The first is the installation of a handicapped access ramp to the south entrance of the structure. The other areas are the installation of new awnings and the application of stucco over the existing mosaic tiles on the south and east elevations. This stucco would be colored and scored in such a manner as to duplicate the existing stonework on the south elevation. Mr. Steve Baser, the owner of the property, was present and stated that the awnings would be dark green and stick out 30" from the building. He stated they are vinyl coated canvas and do not roll up. He added that there would be no supports coming down the awning and he was having a small awning made for the front door. Mr. Baser stated that the handicap rail would be black wrought iron. Mr. Baser stated that there were some changes from the drawings submitted. Mr. Shipp stated it would be more characteristic to maintain the awnings within the existing display window openings rather than extending them to the cornice line. Following further discussion, Mr. Cable made a motion that the stucco work, the two light fixtures and the handicap ramp and railing be approved and a Certificate of Appropriateness be issued. Mr. Cable also moved that the awnings be presented at a later date. Mr. Harrod seconded the motion. The motion carried unanimously.

The next item of business was a request from Michael Mills for approval for the exterior repair of the structure at 107 River Road. Mr. Mills was not present. The Board decided not to hear the case until Mr. Mills was in attendance. The Board requested a change be made in the bylaws to reflect that cases would not be heard unless a representative was present. Mrs. Stagner made a motion that a representative be present before Mr. Mill's case was heard. Mr. Cable seconded the motion. The motion carried unanimously.

Mrs. Stagner made a motion to adjourn. Mr. Cable seconded the motion. The motion carried unanimously.

NOTE: A letter in favor of Mike Field's request was received from Alice Samuels.


CHAIRMAN